

RORY MACK
ASSOCIATES

UNIT 1-2 THE PENTAGON, RAILWAY STREET, STAFFORD, STAFFORDSHIRE, ST16 2DS

TO LET
£6,000 PAX

- Versatile retail/office or beauty premises
- Total NIA: 316 sq ft with 190 sq ft of sales
- Located a short walk from Stafford Train Station and close to the town
- EPC: D (94)





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ST16 2DS

GENERAL DESCRIPTION

A self-contained ground floor retail/office premises with floor to ceiling glazed frontage looking out over the train station and close to NSCG Stafford College. The unit would suit a number of different businesses including retail, ladies hair and beauty, barbershop or professional services. Internally, the property briefly comprises a sales area, office, kitchen and staff WC. The unit benefits from UPVC double glazed windows, laminate flooring and suspending ceiling. Parking is via permit or 2 hours free along Railway Street.

LOCATION

The property is located on Railway Street which fronts onto the train station and is a ten-minute walk from the town centre. Junction 14 of the M6 motorway is 2 miles to the north and Junction 13 is 3.4 miles to the south.

SERVICES

Mains electric, water and drainage are connected. No services have been tested by the agents.

TENURE

Available by way of a new Internal Repairing and Insuring lease for a term of years to be agreed and with rent reviews every 3 years and with the incoming tenant paying £300 plus VAT for the preparation of the lease.

VAT

The rent is not subject to VAT.

BUSINESS RATES

Rateable value	£3,150
Rates payable	£1,203.30 pa (26/27) (retail, hospitality or leisure use)
Rates payable	£1,360.80 pa (26/27) (any other use)

Note: If you qualify for Small Business Rates Relief you should be entitled to a 100% rates payable exemption.

ACCOMMODATION

Ground Floor

Sales:	190 sq ft
Office:	95 sq ft
Kitchen:	31 sq ft
WC:	--
Total NIA:	**316 sq ft**

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.





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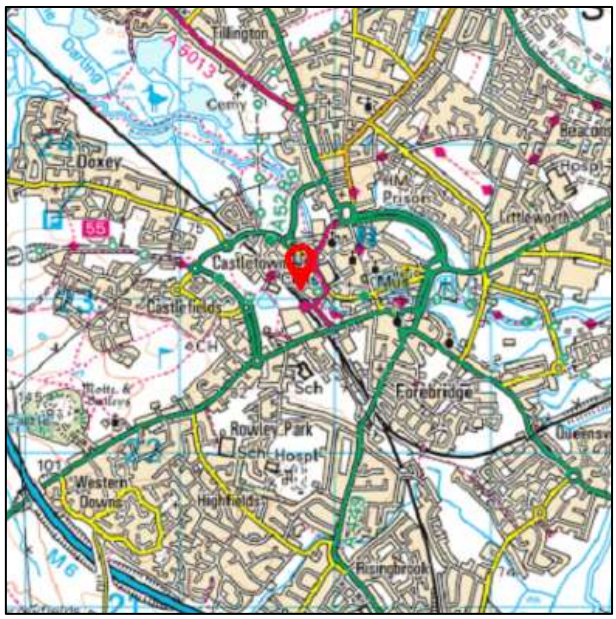

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements